



32 RANNOCH ROAD

Holywood, BT18 0NB

Offers around **£265,000**

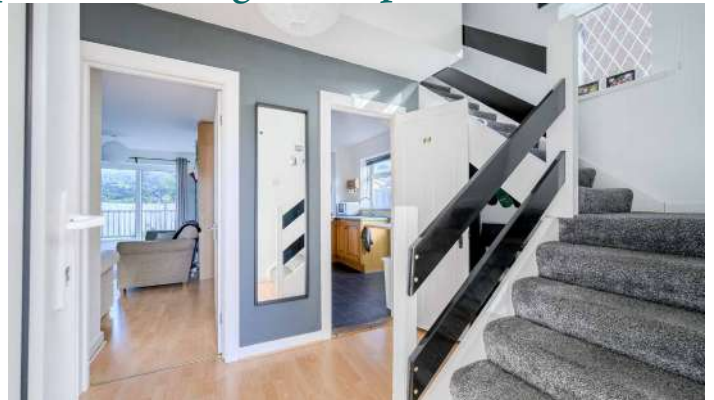


SEMI-DETACHED | 3  | 1  | 1 

Nestled in the heart of the highly sought-after area of Holywood, this delightful 3-bedroom semi-detached home is a true gem. Perfectly suited for both families and downsizers, this property combines practical living with a prime location.

KEY FEATURES

- Family Room with Working Open Fire
- Roofspace
- Driveway Parking
- Oil Fired Central Heating
- Double Glazing
- uPVC Soffit and Fascia Boards
- Integral Garage
- Front and Rear Gardens Laid in Patio and Raised Decked Area Perfect for Entertaining and BBQ's
- Convenient and Popular Location Within Walking Distance to Holywood's Town Centre, to Local Schools and Recreational Parks Including Ballymenoch Park and Seapark
- Within Walking Distance of Marino Railway Halt and the Convenience Store at Grange Petrol Station
- Ultrafast Broadband Available



ROOM DETAILS

Ground Floor

- Reception Hall
- Kitchen/Dining
19'7" x 9'1"
- Lounge
19'1" x 11'0"

First Floor

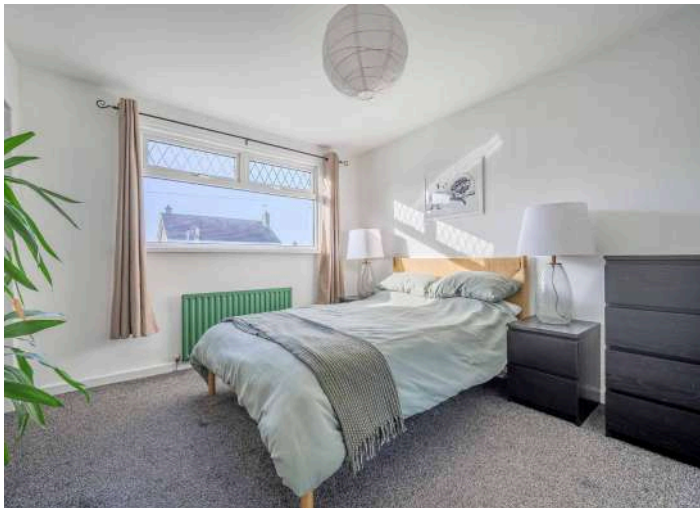
- Landing
- Bedroom One
11'11" x 10'7"
- Bedroom Two
10'7" x 10'5"
- Bedroom Three
9'6" x 7'2"
- Shower Room
7'11" x 6'1"

Outside

- Garage
18'5" x 8'5"
- Side garden laid in stones, garden laid in lawns to rear with raised deck area, outside light, uPVC soffits and fascia's, outside tap, driveway parking, front garden laid in lawns.



To View Floor Plans
scan QR code below



DIRECTIONS

Travelling from the Maypole in Holywood continue towards Bangor. Before reaching the carriageway turn right onto Croft Road. Continue up Croft Road turning left into Princess Gardens. Before you reach the end of Princess Gardens turn left onto Rannoch Road. The property is located on the right hand side.



THE LOCAL AREA

Holywood, named Best Place to Live in Northern Ireland 2023 by the Sunday Times, is located conveniently close to Belfast on the coast of North Down. Holywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Holywood is home to many leading secondary and primary schools.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	50	58

Scan QR Code to view floor plans and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

